HEIRS OF ADELINE HARRIS LAND AUCTION

+/- 152.16 Surveyed Acres of Productive High Percentage Tillable Leroy Township Lake County SD Land

Due to the multi-fractioned ownership of this land, the owners have decided to offer the following real property at auction at the land located directly adjacent to the Lake Madison Lutheran Church; from Madison, SD (Jct. of Hwy's. #81 & #34 – Pizza Ranch Corner) - 5 miles north on Hwy. #81 and approx. 4 1/8 miles east on 228th St.; from Rutland, SD – ¼ mile south and 3 ½ miles west on 228th St.; or from the Flandreau Exit #114 on I-29 – 1 ½ miles west on 230th St., 2 miles north on Co. Hwy. #77 (471st Ave.) and 12 ½ miles west on 228th St.

THURSDAY MORNING NOVEMBER 10, 2016 SALE TIME: 10:00 AM

This auction presents the opportunity to purchase a productive parcel of LeRoy Twp. Lake County, SD farmland which has been in the Harris Family for over 70 years. This land is located in a highly regarded farming area of the Lake County, SD and has a very high percentage tillable with high caliber soils and must be seen to be appreciated! If you are in the market for land that would serve as a nice addition to an existing row crop operation or as an investment, so make plans to inspect this and be in attendance at this auction.

This auction presents a great opportunity to purchase a high caliber parcel of land which has a high percentage tillable and an excellent location lying adjacent to a county oil highway and adjacent to and surrounding the Lake Madison Lutheran Church which is a well known area landmark. According to FSA this +/- 152.16 acre farm has approx. 147.4 acres of cropland, with a 68.75 acre corn base with a 115 bu. PLC yield, and a 71.35 acre soybean base with a 36 bu. PLC yield and is enrolled under the ARC County Election of the USDA farm program. According to information obtained from Lake County Assessor this land has an Overall Soil Rating (OSR) of .807; similarly information obtained from Surety Agri Data, Inc., indicates this land has a weighted soil productivity index of 80.2. The general topography of this land is level to gently rolling. The total 2015 RE taxes payable in 2016 on this land were $3,575.08. As an added sense of assurance for a purchaser, this property has been surveyed at the expense of the sellers to accurately monument the boundaries surrounding the Lake Madison Church & Cemetery and the acreage that is excluded located in the SW corner of the land, as well as to accurately represent the acres being sold. This is a high caliber parcel of land which has an extremely high percentage tillable and some excellent productive soils, that would serve as an excellent addition to an area row crop operation or investment.

LEGAL DESC.: SW¼ of Sec. 11, T. 107N. R. 52W., (Leroy Twp.), Lake Co., SD; exc. Lake Madison Lutheran Church & Cemetery (an area approx. 412.50' E&W and 437.25' N&S) & exc. Hansen's 1st Add'n. (an area approx. 298' E&W and 445' N&S) – said parcel containing +/-152.16 Acres according to the survey thereof.

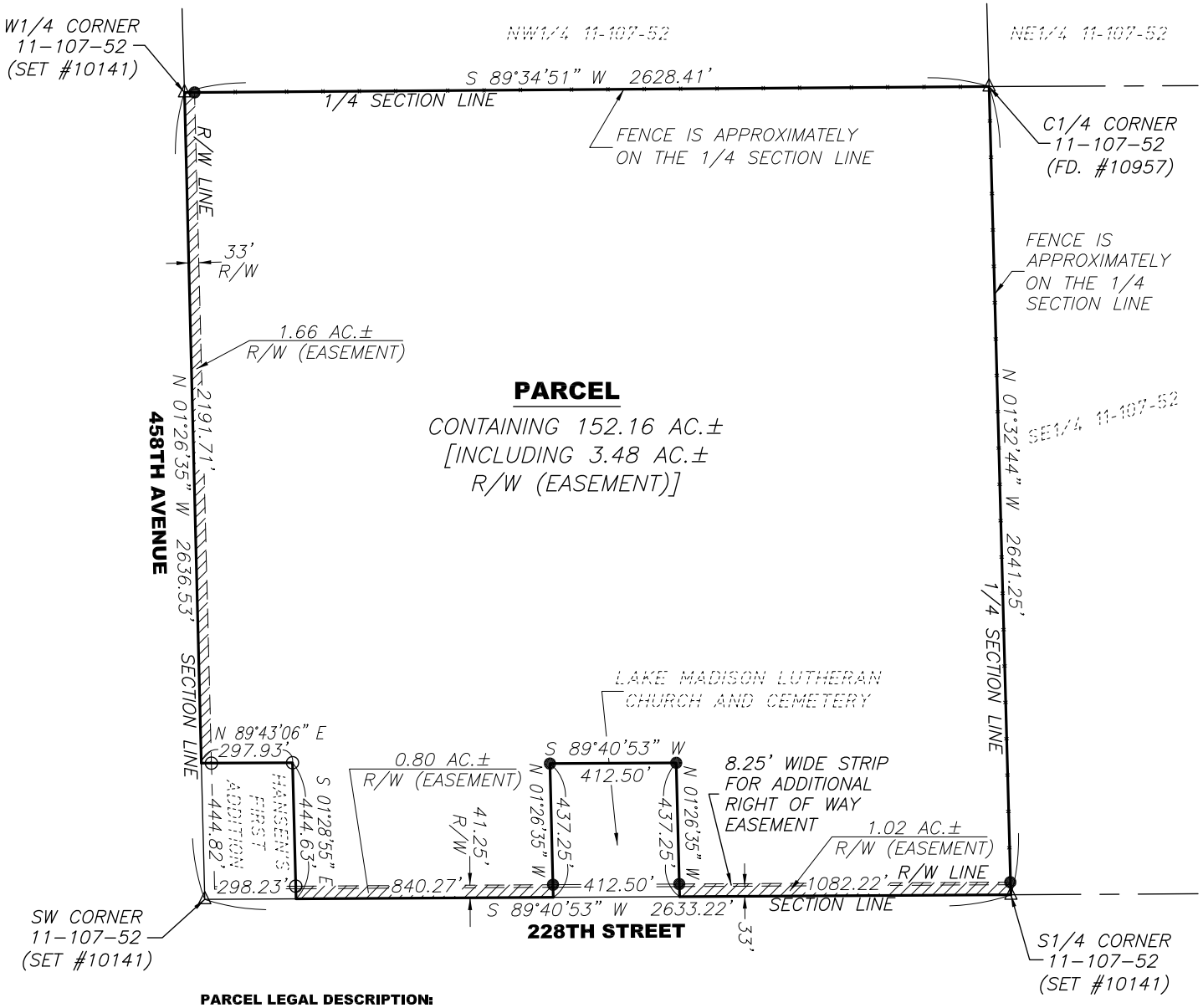
TERMS: Cash - A 10% nonrefundable earnest money payment sale day & the balance on or before Jan. 6, 2017, Fall tillage privileges subsequent to the harvest of the 2016 crops and full possession for the 2017 crop year. Marketable Title will be conveyed and an owner's title insurance policy provided with the cost divided 50-50 between the buyer and seller. All of the 2015 RE taxes payable in 2016 as well as the 2016 RE taxes payable in 2017 will be paid by the sellers. The sellers do not warranty or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to SD statutes. FSA cropland acres, yields, bases & other information are estimated and subject to County Committee approval. This property will be sold based on surveyed acres as determined by a recent survey of the land as completed by Midwest Land Surveying, Inc. This property is sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all applicable county zoning ordinances. This property is sold in "AS IS" condition and information contained herein is deemed to be correct, but is not guaranteed. The RE licensees/auctioneers in this transaction stipulate that they are acting as agents for the sellers. Sold subject to confirmation of the Owners. **For addt'l information contact the auctioneers or see www.suttonauction.com**

HEIRS OF ADELINE HARRIS, Owners

CHUCK SUTTON - Auctioneer & Land Broker
- Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD - ph. 605-997-3777
WAYNE BESSMAN – RE & Pers. Property Auctioneer – Madison, SD – ph. 605-256-4980,
CHIP WOSJE – RE & Pers. Property Auctioneer – Nunda, SD – ph. 605-480-2847 &
JARED SUTTON – RE & Pers. Property Auctioneer – Flandreau, SD – ph. 605-864-8527

SALE DRAWING

IN THE SOUTHWEST QUARTER OF SECTION 11, T107N, R52W, LAKE COUNTY, SOUTH DAKOTA.



PARCEL LEGAL DESCRIPTION:

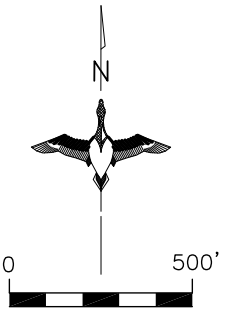
THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 107 NORTH, RANGE 52 WEST OF THE 5TH PRINCIPAL MERIDIAN, LAKE COUNTY, SOUTH DAKOTA; EXCEPT LAKE MADISON LUTHERAN CHURCH AND CEMETERY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 11; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 11 A DISTANCE OF 1138.50' TO THE POINT OF BEGINNING; THENCE NORTH ON A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION 11 A DISTANCE OF 437.25', THENCE EAST ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID SECTION 11 A DISTANCE OF 412.50'; THENCE SOUTH ON A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION 11 A DISTANCE OF 437.25'; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 11 A DISTANCE OF 412.50' TO THE POINT OF BEGINNING; AND EXCEPT HANSEN'S FIRST ADDITION CONTAINED THEREIN.

OWNERS: ADELINE N. HARRIS
CLIENT: SUTTON AUCTION SERVICE

LEGEND:

- ● SET PROPERTY CORNER
- ○ FOUND PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- —— —— PREVIOUSLY PLATTED LINE
- — — — RIGHT OF WAY LINE

TOTAL ACRES FOR PARCEL I
152.16 ACRES±
[INCLUDING 3.48 AC.± OF R/W (EASEMENT)]



SCALE: 1"= 500'

NOTES:
BASIS OF BEARINGS IS
UTM-ZONE 14.
PROJECT #16-585
DRAWN BY: AJR

PREPARED BY:

Midwest Land Surveying, Inc.
Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX:(605) 274-8951

SALE DRAWING

IN THE SOUTHWEST QUARTER OF SECTION 11, T107N, R52W, LAKE COUNTY, SOUTH DAKOTA.

PARCEL LEGAL DESCRIPTION:

THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 107 NORTH, RANGE 52 WEST OF THE 5TH PRINCIPAL MERIDIAN, LAKE COUNTY, SOUTH DAKOTA; EXCEPT LAKE MADISON LUTHERAN CHURCH AND CEMETERY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 11; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 11 A DISTANCE OF 1138.50' TO THE POINT OF BEGINNING; THENCE NORTH ON A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION 11 A DISTANCE OF 437.25', THENCE EAST ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID SECTION 11 A DISTANCE OF 412.50'; THENCE SOUTH ON A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION 11 A DISTANCE OF 437.25'; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 11 A DISTANCE OF 412.50' TO THE POINT OF BEGINNING; AND EXCEPT HANSEN'S FIRST ADDITION CONTAINED THEREIN.

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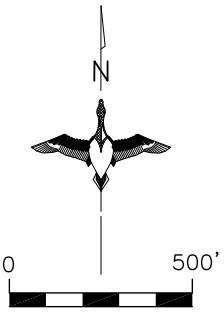

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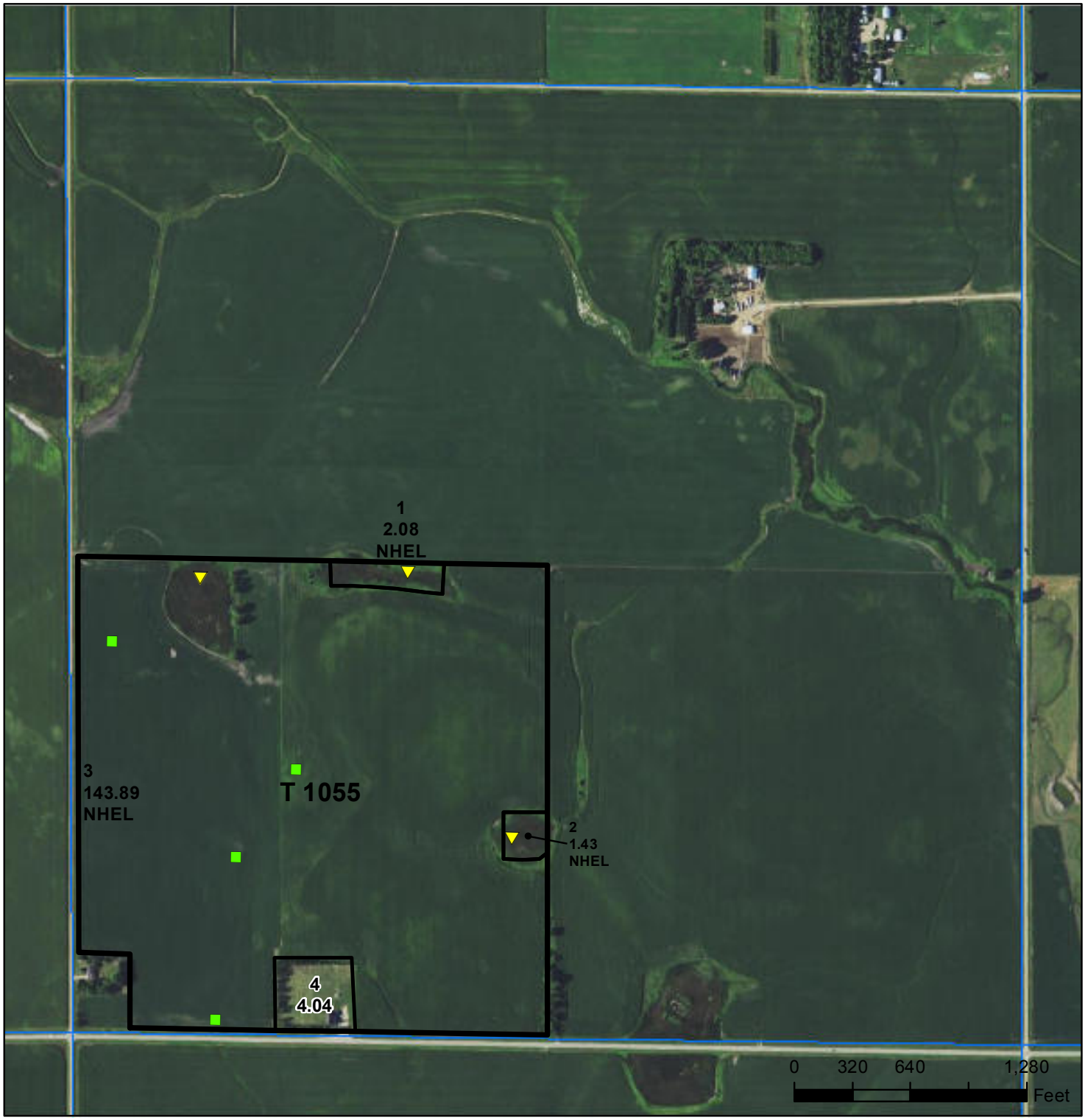
USDA United States Department of Agriculture

Lake County, South Dakota



Common Land Unit
Other Ag

Common Land Unit
Cropland
Tract Boundary

PLSS

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

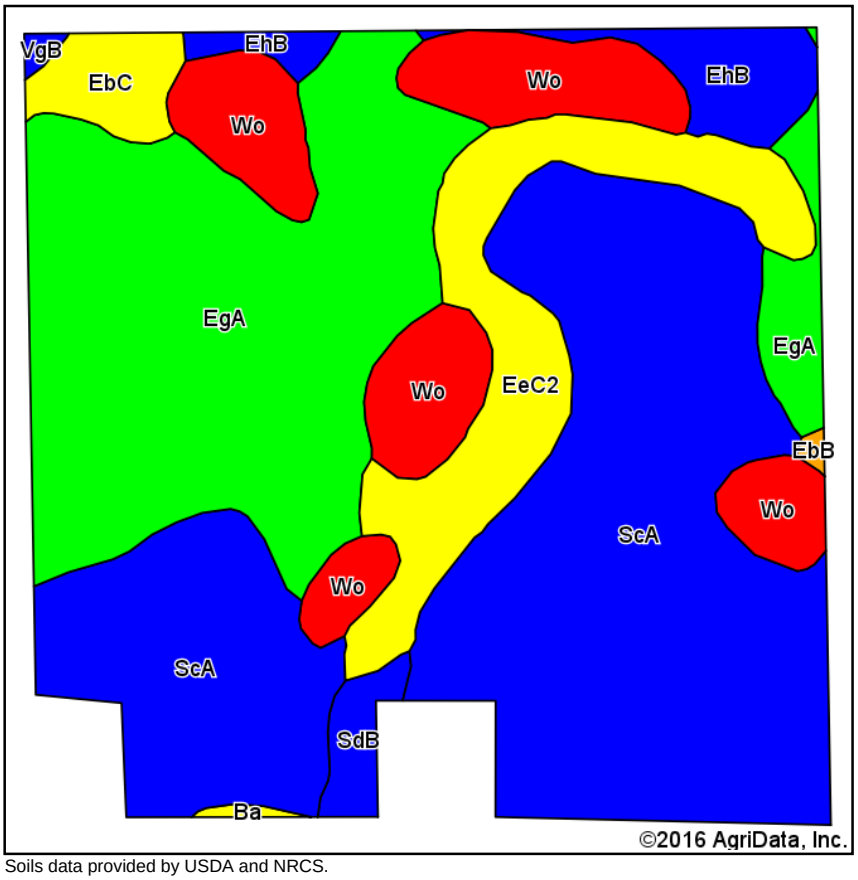
2016 Program Year
Map Created May 11, 2016

Farm **750**

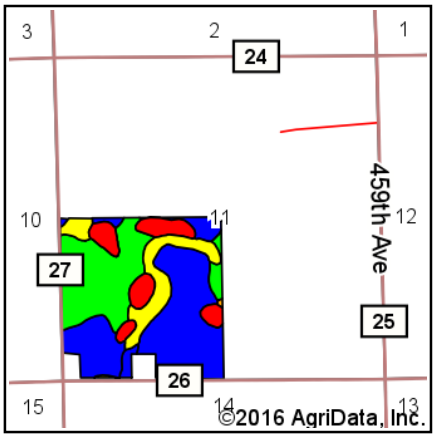
11 -107N -52W

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Lake**
Location: **11-107N-52W**
Township: **Le Roy**
Acres: **152.13**
Date: **10/12/2016**

CHUCK SUTTON, LLC — AUCTIONEER — LAND BROKER

Maps Provided By: surety® CUSTOMIZED ONLINE MAPPING

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N W E S

Area Symbol: SD079, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Oats	Soybeans	Spring wheat
ScA	Huntimer silty clay loam, 0 to 2 percent slopes	63.27	41.6%		Iw	90	3.5	91	67	33	37
EgA	Egan-Viborg silty clay loams, 0 to 3 percent slopes	44.03	28.9%		Iw	92	3.8	96	71	35	39
Wo	Worthing silty clay loam, 0 to 1 percent slopes	17.88	11.8%		Vw	30					
EeC 2	Egan-Ethan complex, 6 to 9 percent slopes, eroded	15.48	10.2%		IIIe	66	2.9	65	51	23	28
EhB	Egan-Wentworth silty clay loams, 2 to 6 percent slopes	5.36	3.5%		IIe	84	3.5	88	65	32	36
EbC	Egan-Beadle complex, 6 to 9 percent slopes	3.33	2.2%		IIIe	66	2.9	68	53	25	29
SdB	Huntimer silty clay loam, 2 to 6 percent slopes	2.02	1.3%		IIe	85	3.3	82	62	30	34
VgB	Viborg-Egan silty clay loams, 2 to 6 percent slopes	0.30	0.2%		IIe	87	3.8	91	67	34	37
Ba	Badus silty clay loam	0.25	0.2%		IVw	64	0.6	67	35	21	20
EbB	Egan-Beadle complex, 2 to 6 percent slopes	0.21	0.1%		IIe	78	3.3	81	61	30	33
					Weighted Average	**80.2**	**3.1**	**78.3**	**58.2**	**28.4**	**32**

Area Symbol: SD079, Soil Area Version: 18

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Certified Wetland Determination

Field Office: Madison Field Office
Certified By: Craig Veldkamp
Legal Desc: SW4 11-107-52

Agency: USDA-NRCS
Certified Date 8/26/14
Tract: 1055

Legend

- Certified Wetland Determination Boundary
- Wetlands
- Wetlands
- Ditch
- NI
- NI\Ditch
- Tile

0 215 430 860 1,290 1,720 2,150 2,580 Feet

W	Wetland
FW	Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
PC	Prior Converted
NW	Non Wetland
NI	Not Inventoried Potential Waters of the US

See NRCS CPA-O26E for definitions and additional info.

N